

South Carolina Department of Health and Environmental Control  
Office of Ocean and Coastal Resource Management  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405

**March 27, 2014**  
**Permit Application Public Notice**

***Tobey A. Wagner, OCRM-14-096-B***

The Department has received an application for a permit for the alteration of a critical area. The application was submitted pursuant to the Coastal Zone Management Act (Act 123) of 1977 South Carolina General Assembly. The application in brief, is described as follows:

**LOCATION:** On and adjacent to Wando River at 1225 Fifteen Mile Landing Road, Awendaw, Charleston County, South Carolina.  
TMS: 629-00-00-167.

**WORK:** The work as proposed consists of making changes at an existing dock. Specifically, the applicant seeks to re-deck the existing structure, replace the roof, replace the ramp and install a 10' x 20' floating dock. The applicant also seeks to add a four-pile boatlift floodside of the existing pierhead. The work as described is for private, recreational use.

This public notice is being distributed to all known interested persons and agencies to assist in developing facts on which a decision by the Department can be based. Comments concerning the proposed work must be submitted in writing, setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

Comments regarding this application must be received by the Department on or before **April 11, 2014**. For more information, please contact:  
**Steve Brooks** at 843-953-0235 or via email at [brookss@dhec.sc.gov](mailto:brookss@dhec.sc.gov).

**NOTE:** Plans depicting the proposed work are available and will be provided upon receipt of a written request or may be viewed on the Department website at [www.scdhec.gov/environment/ocrm/public\\_notice.htm](http://www.scdhec.gov/environment/ocrm/public_notice.htm).



SINCE 1991

**A.H. SCHWACKE & ASSOCIATES**

LAND SURVEYING &amp; CONSTRUCTION LAYOUT

1975 FRAMPTON AVE PH: 843-762-7005

P.O. BOX 13077, CHARLESTON, S.C. 29422

NO PORTION OF THE DOCK IS TO BE CONSTRUCTED AS TO EXTEND BEYOND 1/4 OF THE CREEK'S WIDTH MEASURED FROM SHORELINE TO SHORELINE. THE DOCK OR ANY BOAT MOORED AT THIS DOCK DOES NOT IMPEDE OR UNDULY RESTRICT NAVIGATION AT ANY STAGE OF THE TIDE CYCLE. ALL PORTIONS OF THE DOCK ARE CONSTRUCTED AS TO REMAIN A MINIMUM OF 20' OFF OF THE ADJOINING DOCK CORRIDOR LINES.

20' BERKELEY ELEC  
CO-OP EASEMENTADD 4 PILE  
BOAT LIFT

EXISTING DOCK SHOWN  
4'X36' WALKWAY/HANDRAILS  
12'X16' FIXED PIERHEAD/ROOF  
8'X20' FLOATING DOCK

EXISTING  
DOCKLINE PER  
REF (SEE SHEET 1)

TMS #629-00-00-167

LOT 19-A

No. 1225 FIFTEEN MILE LANDING RD  
TOBEY WAGNER

775.64'  
N 67°33'27" E  
TMS #629-00-00-168  
LOT 20  
JAMES JOSEPH HINCHEY JR

DHEC-OCRM  
CRITICAL LINE  
(1/17/2014)EXISTING  
RAMPEXISTING  
HEADWALL1.0.  
5/8"  
REBARSURVEY FOR DOCK PERMIT ONLY  
NOT A PROPERTY LINE SURVEYDHEC-OCRM CRITICAL LINE  
SEE SHEET 1 OF 4

LINE	BEARING	DISTANCE
L1	N 65°51'16" E	3.46'
L2	S 02°10'21" E	20.04'
L3	S 01°29'05" E	18.50'
L4	N 21°18'38" E	13.20'
L5	S 21°29'57" W	17.45'
L6	N 66°46'53" E	17.36'
L7	S 62°03'05" W	7.59'
L8	S 12°15'36" E	14.73'
L9	N 83°54'38" E	6.66'
L10	S 54°45'31" E	25.04'
L11	S 06°07'40" E	25.66'
L12	N 11°31'16" W	8.79'
L13	S 11°51'10" E	6.67'
L14	N 09°09'13" E	14.33'
L15	S 30°59'56" W	9.96'
L16	S 24°24'38" W	13.62'
L17	N 86°54'48" W	17.34'
L18	N 57°28'30" E	22.19'
L19	N 84°58'54" W	21.93'
L20	S 59°52'08" W	27.34'
L21	S 18°28'30" W	26.48'
L22	S 29°41'38" W	48.42'

**APPLICANT PROPOSAL**

- 1.) RE-DECK DOCK
- 2.) REPLACE RAMP & ROOF
- 3.) ADD A 4 PILE BOAT LIFT (AS SHOWN)
- 4.) REPLACE FLOATER WITH 10' X 20'

EXISTING  
DOCK

SHEET 2 OF 4

DRAWN BY: AHS III

DATE: FEBRUARY 20, 2014

DWG. NO.: 14032

REVISED: FEBRUARY 28, 2014

REV: MARCH 14, 2014

**PROPOSED ACTIVITY**

REVISE EXISTING PRIVATE/RESIDENTIAL DOCK  
LOT 19-A WAPPETAU LANDING II  
FIFTEEN MILE LANDING ROAD  
CHARLESTON COUNTY, SOUTH CAROLINA  
TAX MAP No. 629-00-00-167

APPLICANT:  
TOBEY WAGNER  
1225 FIFTEEN MILE LANDING RD  
AWENDAW, SC 29429-5915

SCALE: 1" = 50'





SINCE 1991

**A.H. SCHWACKE & ASSOCIATES**

**LAND SURVEYING & CONSTRUCTION LAYOUT**  
1975 FRAMPTON AVE PH: 843-762-7005  
P.O. BOX 13077, CHARLESTON, S.C. 29422

**APPLICANT PROPOSAL**

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  - 3.) ADD A 4 PILE BOAT LIFT (AS SHOWN)
  - 4.) REPLACE FLOATER WITH 10' X 20'
- (SEE SHEET 2)

EXISTING DOCK SHOWN  
4'X36' WALKWAY/HANDRAILS  
12'X16' FIXED PIERHEAD/ROOF  
8'X20' FLOATING DOCK

EXISTING  
4' X 36' WALKWAY W/HANDRAILS

DHEC-OCRM  
CRITICAL LINE

EDGE OF  
MARSH

198' MARSH TO MARSH

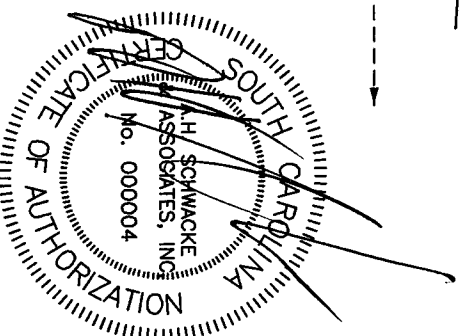
WANDO RIVER

MHW  
MLW

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BEYOND 1/4 OF THE CREEK WIDTH AS MEASURED FROM SHORELINE  
TO SHORELINE  
THE DOCK OR ANY BOAT MOORED AT THIS DOCK DOES NOT IMPEDE  
OR UNDULY RESTRICT NAVIGATION AT ANY STAGE OF THE TIDE CYCLE  
ALL PORTIONS OF THE DOCK ARE CONSTRUCTED AS TO REMAIN A MINIMUM  
OF 20' OFF OF THE ADJOINING EXTENDED PROPERTY LINES

OCRM-14-096-B

SHEET 3 OF 4



**ELEVATION VIEW LOT 19-A WAPPETAW LANDING II**  
**AWENDAW, CHARLESTON COUNTY**

**ADJACENT PROPERTY OWNERS**

1. JAMES JOSEPH HINCHEY JR (TMS #629-00-00-168)
2. SEAN RAGAZZINI (TMS #629-00-00-308)

REVISED: FEBRUARY 28, 2014

NOT TO SCALE

**PROPOSED ACTIVITY**  
REVISE/UPDATE EXISTING PRIVATE/RESIDENTIAL DOCK

CHARLESTON COUNTY SOUTH CAROLINA

APPLICANT: TOBEY WAGNER  
1225 FIFTEEN MILE LANDING RD  
AWENDAW, SC 29429-5915



SINCE 1991

**A.H. SCHWACKE & ASSOCIATES**

LAND SURVEYING &amp; CONSTRUCTION LAYOUT

1975 FRAMPTON AVE PH: 843-762-7005

P.O. BOX 13077, CHARLESTON, S.C. 29422

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNED BY: STEVE BROOKS

1/17/2014

SIGNATURE

DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

**REFERENCE:**

PLAT BY KEITH K RUDDY

DATED JUNE 8, 1997

BOOK EC PAGE 160

RMC CHAS. CO.

**LEGEND:**

I.O. IRON OLD (FOUND)

I.N. IRON NEW (SET)

CMO CONCRETE MONUMENT OLD

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	787.37'	110.97'	110.88'	N 17°22'11" E	08°04'31"

PLAT BY:  
PARKER LAND SURVEYING  
JANUARY 10, 2014

DHEC-OCRM  
CRITICAL LINE  
(1/17/2014)

LINE  
PER REF

**LOT 19-A**

MARSH

20' BERKELEY ELEC  
CO-OP EASEMENT

WANDO RIVER

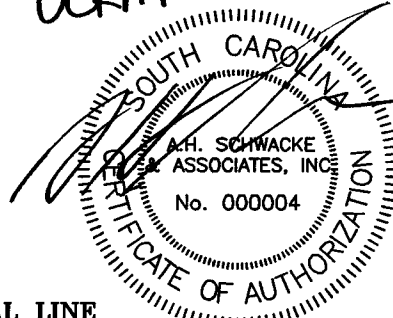
EXISTING  
DOCK

EXISTING  
HEADWALL

DHEC-OCRM  
CRITICAL LINE

EXISTING  
DOCK

OCR 17-14-0916-B

**SHEET 1 OF 4 DHEC-OCRM CRITICAL LINE**

LINE	BEARING	DISTANCE
L1	N 65°51'16" E	3.46'
L2	S 02°10'21" E	20.04'
L3	S 01°29'05" E	18.50'
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L21	S 18°28'30" W	26.48'
L22	S 29°41'38" W	48.42'
L23	S 25°15'38" W	46.14'
L24	S 28°53'00" W	20.30'
L25	N 01°41'11" W	13.84'
L26	S 56°46'56" W	22.38'
L27	S 37°25'42" E	13.70'
L28	N 03°50'27" E	22.23'
L29	S 72°04'16" W	24.88'
L30	S 57°22'55" W	36.44'
L31	S 28°05'55" W	21.68'
L32	N 86°21'23" W	1.96'

DRAWN BY: AHS III

DATE: FEBRUARY 20, 2014

JWG. NO.: 14032

REV: MARCH 14, 2014

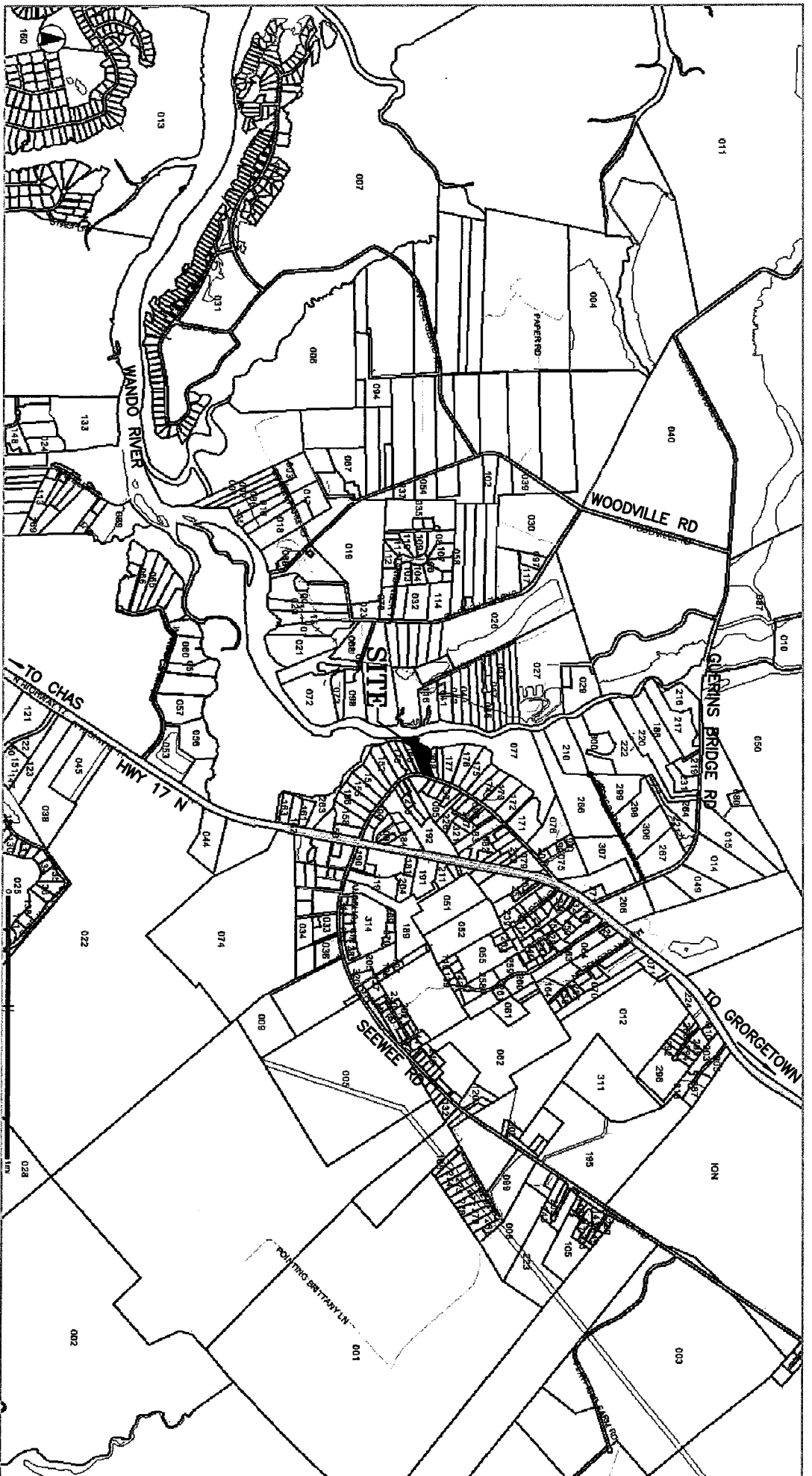
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CHARLESTON COUNTY, SOUTH CAROLINA  
TAX MAP No. 629-00-00-167

**APPLICANT:**

TOBEY WAGNER  
1225 FIFTEEN MILE LANDING RD  
AWENDAW, SC 29429-5915

SCALE: 1" = 100'



DCRM-14-096-B

SHEET 4 OF 4

ELEVATION VIEW LOT 19-A WAPPETAW LANDING II  
AWENDAW, CHARLESTON COUNTY

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